



## **Rental Inspection Overview**

In order to help you better prepare for, and to expedite, the upcoming rental inspection scheduled for your property, we have compiled a list of some of the items that are routinely checked for during a rental inspection. Please review the list below prior to the rental inspection. If you are aware of any problems on your property with any of the items listed below, you should attend to them prior to the inspection. Your preparation and attention to these areas as well as the general upkeep and maintenance of the property as a whole will allow you to better avoid multiple compliance inspections, violations, and/or summonses as per the 2010 New York State Property Maintenance Code as well as the Huntington Town Code. Inspections will be performed to observe the areas including, but not limited to, those listed below:

### **Exterior:**

- ☐ The structure shall be maintained and in a sanitary, habitable condition.
- ☐ Roof Covering must be in good repair with no deterioration on shingles.
- ☐ Exterior surfaces must be free of chipping, peeling or flaking paint.
- ☐ Exterior siding must be free from holes, cracks or loose and missing siding or shingles.
- ☐ Stairs, handrails and guardrails must be in sound condition and in good repair.
- ☐ Premises Identification. Address numbers must be a minimum of 4 inches high and visible from street.
- ☐ Pools, decks, stairways, porches, garages, fences, retaining walls, chimneys, doors are to be maintained and in good repair.
- ☐ Swimming pools must be maintained in good repair, in a clean sanitary condition and properly fenced.
- ☐ Cesspool must be capable of disposing waste without a health hazard or overflow.
- ☐ Property areas must be free from all litter and debris.
- ☐ Grass and weeds are not to exceed ten (10) inches in height.
- ☐ All electrical equipment must be installed correctly and maintained in safe working condition.
- ☐ There must be no more than one (1) junk vehicle on the property which must be kept behind the front line of the property.

### **Interior:**

- ☐ Interior portions of the structure and equipment shall be maintained in good repair and in a sanitary, habitable condition.
- ☐ No areas of uninhabitable space such as basements, attics and garages may be converted to habitable space without having first obtained a building permit and a certificate of occupancy from the Town of Huntington Building Department.
- ☐ Changes of Use: **NO** living rooms, dining rooms or any other rooms shall be utilized as bedrooms without having first obtained a building permit and a certificate of occupancy from the Town of Huntington Building Department **BEDROOMS MUST NOT BE OVER-OCCUPIED** – Each bedroom occupied by one (1) person-Minimum 70 square feet; Each bedroom occupied by two (2) people-Minimum 100 square feet; Each bedroom occupied by three (3) people- Minimum 150 square feet.





## **Rental Inspection Overview (Continued)**

### ☐ **Smoke Detectors:**

- On the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms. (*hallways, etc.*)
- In each room used for sleeping purposes.
- In each story within (all) dwelling unit(s), including basements and cellars, *while excluding crawl spaces, and uninhabitable attics.*

### ☐ **Carbon Monoxide Detectors:**

- A carbon monoxide alarm shall be provided on each story containing a sleeping area, within 15 feet of the sleeping area.
- A carbon monoxide alarm shall be provided on each story that contains a carbon monoxide source.

- ☐ Stairs, handrails and guardrails are securely fastened and in good repair.
- ☐ All electrical wiring must be properly installed and maintained in good condition. Electrical outlets and switches must have proper face plates installed.
- ☐ Permanent use of extension cords for wiring is prohibited.
- ☐ All plumbing fixtures operate properly in safe and sanitary condition.
- ☐ Structures and property free from rodent harborage and insect infestation.

Should you have any questions or concerns, please feel free to contact the Department of Public Safety at 631-351-3008.

